

CITY OF YONKERS—CITY CODES

Chapter 56, BUILDING AND ELECTRICAL CODE

ARTICLE XV, Carbon Monoxide Detectors [Added 1-23-2001 by L.L. No. 4-2001]

§ 56-170. Carbon monoxide detectors required; exceptions; installation requirements.

A. Except as hereinafter provided, every building of residential or mixed occupancy and having one or more residential units shall be equipped with approved carbon monoxide detectors in accordance with this article. For purposes of this article "residential unit" includes multiple-family dwelling as defined in § 43-8 of the Zoning Code of the City of Yonkers.

B. The following residential units shall not require carbon monoxide detectors:

(1) A residential unit in a building that does not rely on combustion of fossil fuel for heat, ventilation or hot water and is not sufficiently close to any ventilated source of carbon monoxide, as determined by the Building Commissioner, to receive carbon monoxide from that source.

(2) A residential unit that is heated by steam, hot water or electric heat, and is not connected by duct work or ventilation shafts to any room containing a fossil fuel-burning boiler or heater, and is not sufficiently close to any ventilated source of carbon monoxide, as determined by the Building Commissioner, to receive carbon monoxide from that source.

C. Not less than one approved carbon monoxide detector shall be installed in a residential unit. The detector shall be installed within 10 feet of all rooms used for sleeping purposes.

D. A carbon monoxide detector shall be installed in any residential unit, in a one-family dwelling, a two-family dwelling and a multiple dwelling that has a garage attached to or under the building. The detector shall be installed in any unit that is directly adjacent to or above the garage.

E. In every hotel and motel, one approved carbon monoxide detector shall be installed for every 10,000 square feet of floor area, or fraction thereof, on every floor on which a fossil-fuel-burning appliance, boiler or furnace is located, and on every floor on which sleeping rooms are heated by any type of warm air heating plant that burns fossil fuel. Floor area shall be computed separately for each floor.

F. Each residential unit employing space heating equipment that is located within the dwelling unit and that burns fossil fuel shall be equipped with at least one carbon monoxide detector.

G. Each approved carbon monoxide detector shall be listed, labeled and installed in conformance with UL 2034-96 Second Edition (October 29, 1996) and shall be equipped with a digital readout of CO concentration. The readout may display CO levels continuously or when in alarm condition. The Building Commissioner shall issue rules and regulations not inconsistent with the provisions of this chapter for the implementation and administration of the provisions of this chapter relating to carbon monoxide detectors.

H. Whenever used in this article, the term "fossil fuel" shall include coal, natural gas, kerosene, oil, propane and wood.

I. Except as hereinafter provided, it shall be unlawful for any person to remove batteries from a carbon monoxide detector required under this chapter, or in any way to make inoperable a carbon monoxide detector required under this chapter. This provision shall not apply to any building owner or manager or his agent in the normal procedure of replacing batteries.

§ 56-171. Owner's and tenant's responsibilities.

A. In addition to initially providing and installing carbon monoxide detectors, the owner of the residential unit shall:

(1) Replace within 30 days after the receipt of written notice of any such device which becomes inoperable within one year of the installation of such device due to a defect in the manufacture of such device and through no fault of the occupant of the apartment or other unit.

(2) Upon the occurrence of a vacancy, replace or properly equip any such device which has been removed or rendered inoperable so as to provide operational carbon monoxide detecting devices for any new tenant.

(3) Notify tenants in writing, individually or through posting of a notice in a common area of the building, of the respective duties of owners and tenants under this article.

B. The owner of a building or dwelling unit shall supply and install required carbon monoxide detectors. The owner shall test and maintain carbon monoxide detectors located other than in a dwelling unit. The owner shall provide written information regarding carbon monoxide testing and maintenance to at least one adult tenant in each dwelling unit. The tenant shall test, provide general maintenance, and replace required batteries for carbon monoxide detectors located in the tenant's dwelling unit.

C. Upon vacancy by a tenant, the owner shall replace the battery with a new one prior to re-occupancy of the unit.

§ 56-172. Buildings heated by central fossil-fuel-powered heating unit.

In every building that is heated by one main central fossil-fuel-powered heating unit, and that is not exempted under § 56-170B herein:

A. One approved carbon monoxide detector must be installed in the room containing the central heating unit. The requirements in this section are in addition to the requirements in § 56-170 of this article.

B. A carbon monoxide detector shall be installed in any room directly adjacent to or above the central heating unit/room.

C. In buildings where conditioned air from a fossil-fuel-fired appliance is not distributed to dwelling units or sleeping rooms and there is not an attached garage, carbon monoxide alarms shall be installed in corridors which provide access to a heater room. Detectors shall be installed such that at least one is located within 10 feet of a door to each dwelling unit or sleeping room.

§ 56-173. Penalties for offenses.

A violation of any section of this article shall be an enhanced Class II offense as described in § 56-11 of this chapter and the general provisions of §§ 1-21 and 1-22 of the City Code.